



Jerry Luna, Chairperson
Raul Casa, Vice Chair
Marisa Llamas, Commissioner
Freddy Espinoza, Commissioner
Armando Hinojosa, Commissioner

**Farmersville Planning Commissioner
Regular Meeting**

Wednesday, July 21, 2021 6:00 PM
Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

**Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via teleconference.
Please dial 1-559-827-4929**

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Pledge of Allegiance:**
- 4. Public Comment:**

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

- 5. Approval of Minutes**
 - A. Minutes of Regular Planning Commission Meeting on May 19, 2021**
Recommend approval of minutes.

Documents: Draft Action Minutes of May 19, 2021

- 6. General Business:**
 - B. Zoning Ordinance Update and Downtown Specific Plan workshop.**
- 7. Commissioner Comments:**
- 8. City Planner Comments**
- 9. Adjournment:**

Next Planning Commission Meeting: August 18, 2021

Next Council Meeting: July 26, August 9, 23, 2021

NOTICE TO PUBLIC

The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Public Notification- Agenda posted 72 hours prior to meeting date

Strong Roots.....Growing Possibilities



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Meeting held in Civic Center Council Chambers
– 909 W. Visalia Road Farmersville, California

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the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via Zoom Meeting.
Please dial 1-669-900-6833**

1. **Call to Order:** 6:00 pm
2. **Roll Call:** Luna, Casa, Llamas, Espinoza, Hinojosa
3. **Pledge of Allegiance:** Chairperson Luna
4. **Public Comment:** none given

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.

5. **Approval of Minutes**

A. **Minutes of Regular Planning Commission Meeting on April 21, 2021**

Recommend approval of minutes.

Documents: Draft Action Minutes of April 21, 2021

Result: Approve
Mover: Commissioner Llamas
Second: Commissioner Espinoza
Ayes: Luna, Casa, Llamas, Espinoza, Hinojosa
Noes: 0
Abstain: 0
Absent: 0

6. General Business:

A. Public Hearing- Parcel Map 2021/01/Variance 2021-03 (Romero). A request for approval of a parcel map to divide one existing lot at 855 E. Ash Street into two lots. A Variance is also requested to allow the lots to be narrower than required in the R-1 zone.

Recommend that the Planning Commission approve Resolution 2021-02 (Variance); Resolution 2021-03 (Parcel Map). for 855 E. Ash.

Chairperson Luna opened Public Hearing at 6:11 pm

Resident Romero explained plans for 855 E. Ash, Farmersville

Chairperson Luna closed Public Hearing at 6:14 pm

Motion to Approve as presented

Result: Approve Mover: Commissioner Hinojosa Seconder: Commissioner Espinoza Ayes: Luna, Casa, Llamas, Espinoza, Hinojosa Noes: 0 Abstain: 0 Absent: 0
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B. Zoning Ordinance Update and Downtown Specific Plan workshop.

Due to City Planner being ill, this item has been tabled until next Planning Meeting.

7. Commissioner Comments:

Espinoza- Inquired about sewer related issues at his property.

Hinojosa- Would like to know if Farmersville Blvd was approved to begin construction.

Luna- Is glad to see cars not running being issued tickets.

Llamas- Had concerns regarding a trash bin container by the Rail Road tracks.

8. City Planner Comments *none*

9. Adjournment: *Chairperson Luna adjourned the meeting at 6:23 pm*

Next Planning Commission Meeting: June 16, 2021

Next Council Meeting: May 24, June 14 & 28, 2021

NOTICE TO PUBLIC

Respectfully Submitted,

Rochelle Giovani

City Clerk

Strong Roots.....Growing Possibilities

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: July 21, 2021
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Workshop on Downtown Specific Plan and Zoning Ordinance Update

Executive Summary

This report presents an overview of work on the ongoing Downtown Specific Plan and also the Zoning Ordinance Update.

Discussion

As the Planning Commission has obtained two new members recently, this is a review of the Downtown Specific Plan and the Zoning Ordinance Update being worked on by the planning consultant.

Downtown Specific Plan

The City has received grant funding from the State of California to prepare a Specific Plan for downtown Farmersville. A specific plan is a policy and legal planning tool to help improve conditions in the selected planning area. This particular grant has as a stated purpose to increase the supply of affordable housing in the downtown area. While housing will be one part of the plan there will be many other topics that can be covered.

The Plan should represent the community's ideal future vision of the downtown, as a thriving pedestrian-oriented area with attractive shopping and dining options, public facilities and events. In short, "the heart" of Farmersville. A preliminary outline for the Downtown Farmersville Specific Plan will be:

Chapter 1: Introduction

- Purpose of the Specific Plan
- Legal Background
- Public Participation in creating the plan
- Environmental Review

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Downtown Specific Plan and Zoning Ordinance Update Workshop

Chapter 2: Existing Conditions

- Land Use
- Circulation
- Utilities
- Economics
- Opportunities and Constraints

Chapter 3: Goals, Objectives and Implementation

- Overall Planning Goals
- Land Use
- Circulation, Streetscape and sidewalks
- Public facilities and improvements
- Design Guidelines and Site Planning
- Utilities
- Financing/Implementation

Work Completed

Several actions have been completed in support of the Downtown Specific Plan, including:

- Public Survey of downtown users, businesses and Farmersville residents
- Chapter 1 (Introduction) – see attachment “A”
- Preliminary work on road diet concept
- Land use and parking surveys

Zoning Ordinance Update

The City also obtained a grant to fund preparation of a comprehensive update of the City’s zoning code.

An update of the Zoning Ordinance is one of the key action plans of the 2025 Farmersville General Plan (adopted in 2002). Again, the grant funding includes stipulations that the Zoning Ordinance update be done in a fashion that facilitates the production of housing in Farmersville – in particular affordable housing.

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Downtown Specific Plan and Zoning Ordinance Update Workshop

At today's meeting staff will be reviewing zoning standards for residential zones (R-1 (Single Family Residential) and RM (Multi Family Residential). Attachments "B" and "C" show existing and proposed zoning standards for the single- and multi-family zones.

The Zoning Ordinance

More than any other law or policy, the Zoning Ordinance helps to shape the character of the City. In general, the Zoning Ordinance:

- Divides the City into zones, based primarily on uses, such as residential, commercial, industrial, public and agriculture
- Includes lists of uses that are permitted in each zone
- Establishes standards regulating the size, height and bulk of buildings
- Establishes standards relating to setbacks and yards
- Establishes standards for parking
- Establishes standards for landscaping, fencing and screening
- Establishes regulations for signs
- Establishes regulations for special uses such as cannabis businesses
- Establishes permit procedures

Most of the current Zoning Ordinance is 30+ years old and has a number of standards and practices that should be reviewed, updated and modernized. An update of the ordinance can achieve a number of things, including:

- Ensuring the ordinance is legally sound and consistent with State zoning laws;
- Promote walkable neighborhoods by incorporating smart-growth and form-based zoning standards and mechanisms;
- Simplify complicated planning permit processes;
- Revising, updating and clarifying permitted use lists in each zone district;
- Updating legal definitions;
- Adding new zones if desired. Eliminating unused zone districts;
- Updating standards pertaining to specific issues like fencing, parking, accessory uses and structures, etc.;
- Making the Ordinance more user-friendly through the addition of tables and graphic illustrations of complex zoning standards;
- Eliminating unneeded and repetitious sections of the Zoning Ordinance;
- Correcting other problem issues identified by staff, Commission, etc.
- Updating the City's Accessory Dwelling Unit (ADU) ordinance.

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Downtown Specific Plan and Zoning Ordinance Update Workshop

The Ordinance will be updated over the next year and a half to spread out the work. A general work plan for updating the ordinance will be as follows:

1. Workshops

Staff will work with the Planning Commission on an ongoing basis to review the existing zoning ordinance, identify problem areas and prepare new chapters. As new chapters are prepared they will be reviewed with the Planning Commission (and any interested members of the public who choose to participate). Feedback from the Commission will be used to fine-tune each chapter.

2. Prepare Draft Chapters

Draft zoning ordinance chapters will be prepared and reviewed with staff and the Planning Commission. A complete list of chapters expected to be prepared is listed below under "Expected Content of the Zoning Ordinance".

3. Review with Legal Counsel

As chapters are completed they will be forwarded to the City Attorney for legal review. Revisions will be made as necessary depending on input from the attorney's office

4. Planning Commission Public Hearings

Once all the chapters are completed the consultant will conduct at least two public hearings with the Planning Commission for adoption of the complete Zoning Ordinance. The Commission will make a recommendation to the City Council on adoption of the updated Zoning Ordinance.

5. City Council Public Hearings

Up to two hearings will be scheduled for the City Council to consider and adopt the updated Zoning Ordinance

C. Expected Content of the Zoning Ordinance

The updated Zoning Ordinance is expected to include the following chapters

1. General Provisions
2. Administration
3. Public Hearings
4. Appeals
5. Zoning Districts:
 - UR Urban Reserve
 - R-1 Single Family Residential (6,000 square foot minimum lot size)

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R-1-7.5	Single Family Residential (7,500 square foot minimum lot size)
R-1 (MH)	Mobile home subdivision
RM-3	Low Density Multi-Family Residential
RM-1.5	High Density Multi-Family Residential
C-G	General Commercial
C-C	Central Commercial
C-S	Service Commercial
C-H	Highway Commercial
I-L	Light Industrial
I	Heavy Industrial
O	Open Space
PD	Planned Development
P-QP	Public/Quasi-Public
6.	Special Uses Standards
8.	Landscaping
9.	Parking and Loading
10.	Signs
11.	Zoning Ordinance Amendments
12.	Conditional Use Permits
13.	Site Plan Review
14.	Administrative Approval
15.	Variances
16.	Minor Deviations
18.	Development Agreements
19.	Density Bonuses
20.	Non-Conforming Uses and Structures
21.	Reasonable Accommodations
22.	Enforcement
23.	Definitions

D Key Items to Focus On

Increasing Production of Housing

Consistent with the purposes of the grant, a key purpose for updating the ordinance is to increase the supply of affordable housing in the City. This can be done in several ways, including amending zoning standards and procedures to make it easier to develop housing. In addition, consideration can be given to allowing housing through mixed use developments in commercial zones. The Zoning Code also needs to be updated to make it consistent with the State of California's new Accessory Dwelling Unit (ADU) laws, which allow two and even three dwellings per lot in single family residential neighborhoods.

Farmersville Planning Commission 7/21/2021
Downtown Specific Plan and Zoning Ordinance Update Workshop

Use of Graphics and Tables

The updated ordinance will include numerous graphics, tables and flow charts. This improves readability and makes complex zoning standards easier to understand for people who may not be familiar with zoning standards.

Definitions

The Definitions section of the Zoning Ordinance will be brought up to date, to ensure consistency with State zoning laws, addition of new terminology and elimination of outdated definitions.

Permitted Uses List

The list of permitted- and conditionally-permitted uses for each zone district will be brought up to date, to eliminate old unneeded uses and add new ones that are relevant to current times and practices.

Special Uses

A “Special Uses” chapter will be established. Every zone allows for certain “unusual” land uses that demand special standards and considerations, such as cannabis businesses, alcoholic beverage sales, massage businesses, mobile homes, accessory structures, temporary uses, and the like. Special standards for these uses would be contained in this chapter.

ATTACHMENTS

- A Draft Chapter 1 of Downtown Farmersville Specific Plan
- B R-1 Zone zoning standards
- C RM Zones zoning standards
- D Completed zoning chapters, including:
 - 1. The Zoning Ordinance
 - 2. Administration
 - 3. Public Hearings
 - 4. Appeals
 - 5. Zoning Districts

Attachment "A"

Downtown Farmersville Specific Plan: Draft Chapter 1 (Introduction)

Farmersville Planning Commission workshop
July 21, 2021

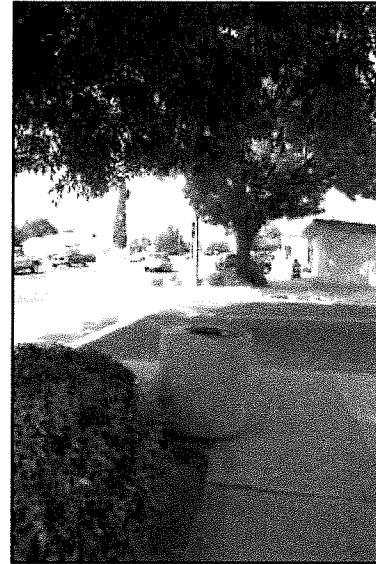
1: Introduction

What is the Purpose of the Downtown Farmersville Specific Plan?

The Downtown Farmersville Specific Plan is intended to assist in transforming downtown Farmersville into an exciting and thriving pedestrian-oriented shopping, dining, residential and entertainment district for Farmersville.

What Lands Are Affected?

The area subject to the Downtown Specific Plan includes the Farmersville Boulevard corridor, extending from Visalia Road on the south to the San Joaquin Valley Railroad on the north, including private properties bordering the east and west side of the street, along with alleys that parallel Farmersville Boulevard (see Map 1)



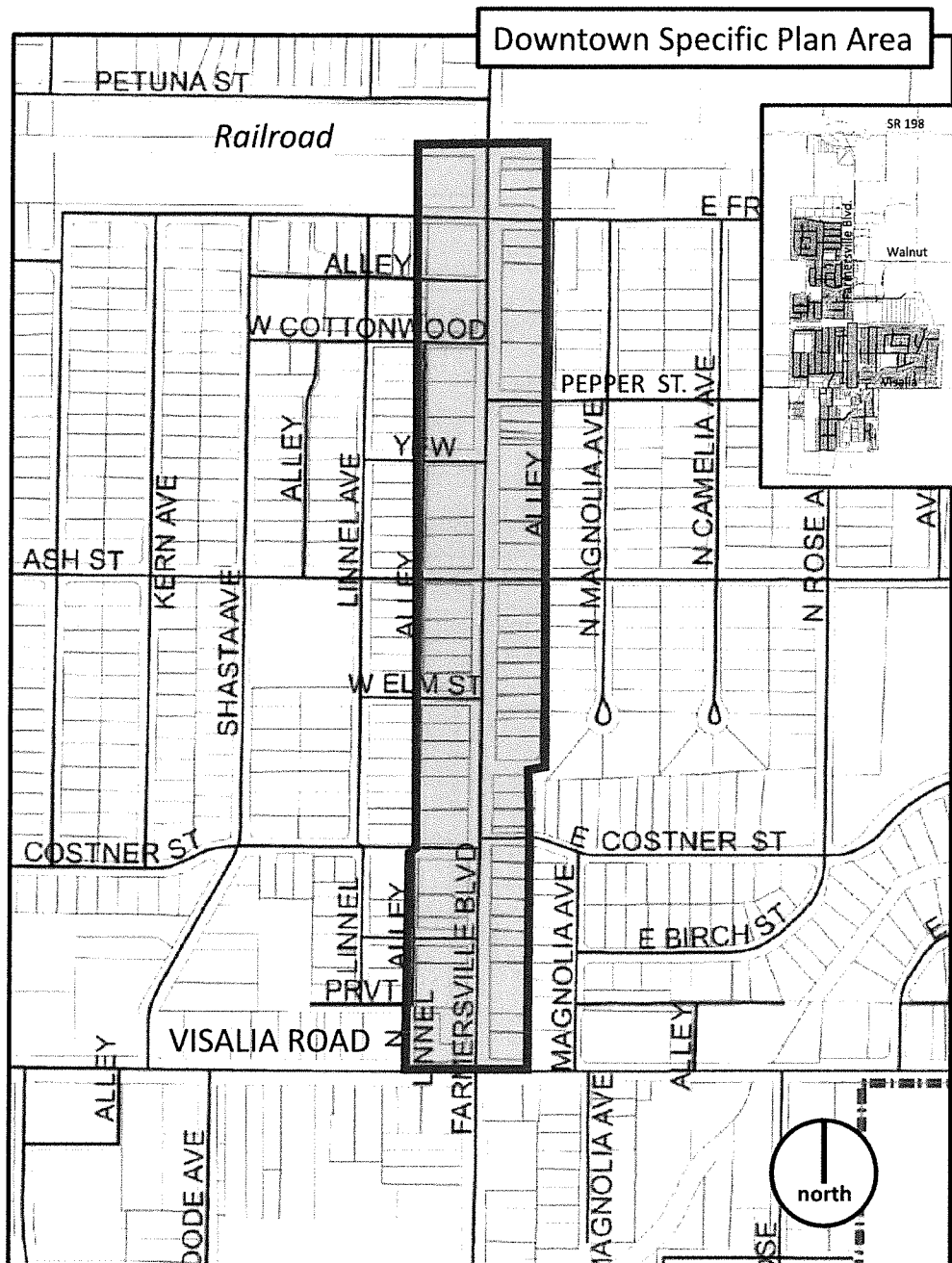
Key Issues Facing Downtown

Downtown Farmersville is the commercial heart of the City but it faces a number of challenges for it to become a truly successful and thriving part of the City. These issues include:

- With four lanes, Farmersville Boulevard is considered too wide to function as an intimate, pedestrian-friendly street that is common in successful downtowns.
- The quality of existing building stock is mostly old and in poor conditions, creating safety and hazard concerns, hampering investment.
- There are a number of old single-family homes (some in poor condition) that are considered to be non-conforming uses, that hamper revitalization of the corridor area.
- Public facilities that make for a great downtown (such as a park, plaza or civic center) are very limited or nonexistent.
- There is a lack of clean affordable housing immediately in the downtown that would introduce and maintain a 24-hour population to visit stores restaurants and offices.
- There is a lack of shade trees and landscaping that would make walking and pedestrian shopping more attractive.
- Nighttime lighting is poor.



Map 1-1: Downtown Farmersville Specific Plan Area





- The City has a lack of staff and resources to implement programs.
- As more commercial development occurs outside the downtown area (such as on North Farmersville Boulevard) the downtown will need to find a niche to become more competitive. A part of this niche could consist of mixed use development, combining residential units and commercial uses within the same building or the same site.

How Does This Relate to the Farmersville General Plan?

The 2025 Farmersville General Plan was adopted in 2002 and includes policies and action plans for the City to revitalize downtown. There are in fact specific action plans calling for preparation of a Downtown Specific Plan, including Action Plan II.3.:

"The City should prepare a Downtown Farmersville Specific Plan which outlines land use, circulation and aesthetic strategies to improve the downtown area. The City Manager will work to identify funding sources for preparation of the plan."

A complete list of goals and action plans (from the 2025 General Plan pertaining to downtown) is shown in Table 1-1.

Table 1-1

2025 Farmersville General Plan Policies and Action Plans for Downtown

Character and Quality of Environment

- I. Enhance Farmersville's quality of life by providing a Downtown which is inviting, friendly, clean, safe and aesthetically pleasing.
 1. The Redevelopment Agency shall establish a facade improvement program whereby low- or no-interest loans are made to businesses to improve their exterior appearance. Such programs exist in Exeter and Woodlake.
 - a. The Executive Director and City Planner will work together to formulate a facade rehab program.
- II. Maintain the Downtown as the government, civic and retail/office center for the City.
 1. The City should try to locate future government facilities in the downtown area. Future school district and county facilities should also be encouraged downtown.
 2. The City should implement the recommendations of the "Farmersville Boulevard Revitalization Study", prepared by Urban Futures, Inc. in 2001. This study features a number of recommendations, listed to the right.
 3. The City should prepare a Downtown Farmersville Specific Plan which outlines land use, circulation and aesthetic strategies to improve the downtown area. The City Manager will work to identify funding sources for preparation of the plan.

III. Identify and promote Downtown as the entertainment, cultural and community activity center of Farmersville.

1. The City should encourage downtown merchants to form an association or perhaps a property-based improvement district.

Housing

- I. Promote multi-family and senior citizen housing in the Downtown area, to facilitate diversity, security and to extend "life of the streets" into evening hours.
 1. The City should promote the downtown area as a location for future multi-family development
 - a. The Land Use Map identifies the downtown as a mixed use area, which permits the combination of residential and commercial land uses.

continued



How is the Downtown Specific Plan organized?

The Master Plan is organized into the following chapters:

1. **Introduction**: This chapter establishes the basis for the Specific Plan and explains why it is being prepared and how it will be used.
2. **Existing Conditions**: This chapter explores existing conditions in the planning area, including land uses, circulation features, utilities, and opportunities and constraints
3. **Goals, Objectives and Action Plans**: This chapter establishes goals, policies and action plans for development that is envisioned for downtown Farmersville. Items that are addressed include:
 - Proposed Land Uses
 - Circulation and streetscape features
 - Design Guidelines
 - Utilities
 - Financing

General Plan Policies for Downtown Farmersville (*continued*)

II. Protect and enhance the integrity of the residential neighborhoods adjacent to the Downtown.

1. In the establishment of new uses, ensure that adequate screening and buffering are provided to protect adjacent neighboring uses. At the same time, work to establish good pedestrian connections between the downtown and adjacent neighborhoods.
 - a. The Site Plan Review process will focus on techniques to buffer adjacent neighborhoods from the undesirable effects of adjacent commercial development.

Circulation

- I. Create a safe and comfortable environment in the Downtown where pedestrians, bicyclists, vehicular traffic and parking work in harmony.
 1. The to-be-prepared Downtown Specific Plan will propose circulation improvements in the downtown area.
- II. Identify the location of the Downtown for the traveling public.
 1. The City should prepare unique and attractive directional signs that point the way to downtown.

Parking

- I. Provide sufficient, accessible parking for automobiles and bicycles.
 1. The proposed Downtown Specific Plan shall analyze existing parking conditions and make recommendations to increase the supply of parking both on and off street, in the downtown area.
 2. The City should encourage the use of shared parking agreements in the downtown area, in order to reduce the amount of land consumed for surface parking.
 - a. Survey other cities that utilize shared parking agreements to determine the best method for doing this.
- II. Ensure parking areas are convenient, attractive and safe. At the same time, minimize the negative visual impacts of parking lots through careful placement, landscaping and screening techniques.
- III. Balance the parking downtown so there are sufficient spaces to efficiently meet shoppers' and tenants' needs for future land requirements for new building construction.
- IV. Provide and maintain infrastructure to meet the needs of Downtown growth.

The City shall continue to monitor infrastructure needs and make repairs and upgrades as necessary. The proposed Downtown Specific Plan should identify any deficiencies in the infrastructure system and propose remedies.



What About public participation in the planning process?

The Downtown Specific Plan was prepared at an unusual and difficult time in the history of Farmersville and indeed the world – due to the COVID19 pandemic. This has prevented the normal extensive public outreach, community involvement and meetings that would normally be involved in such a planning effort. In light of these restrictions the City decided to move forward with using the Planning Commission as an erstwhile Downtown Specific Plan Committee.

However, the City did implement an outreach program to property and business owners in the downtown (as well as the community at large) by sending out a survey (both online and via mail) to gauge the concern of those affected regarding the future of downtown and efforts that could be undertaken to revitalize it. A summary of results is provided below, with a more complete record of survey results provided in Appendix “A” of the Specific Plan.

Key Survey Results

The following are key responses that were obtained from the survey:

Question: What Do You Like Most About Downtown?

1. Small town character
2. Restaurants
3. Local stores and shops

Question: What Are the Key Issues that Downtown is Facing?

1. Cleanliness
2. Safety

Downtown Specific Plan Survey Questions

The following questions were sent in a survey to downtown property and business owners and the community at large, beginning in February, 2021. For most questions a list of choices was provided. These can be seen in their entirety in Appendix “A”.

1. *How often do you visit Downtown?*
2. *What are the reasons you come to Downtown?*
3. *Currently, there are some good things about Downtown Farmersville. What do you like most about Downtown?*
4. *What are the key issues that Downtown is currently facing?*
5. *What elements help make a downtown successful*
6. *Currently, there are a lot of opportunities in the Downtown to build on. Which opportunities are most exciting to you?*
7. *If you could pick one “new” use to be added to the downtown, what would that be?*
8. *Is there anything else you would like to share about the future of downtown Farmersville?*
9. *What is your age range?*
10. *Where do you live?*



3. Crime
4. Not enough light at night

Question: What Elements Do You Think Would Make Downtown More Successful?

1. Varied choice of uses and experiences – retail, restaurants, entertainment, civic, service or non-profits
2. Pedestrian and bicycle friendly environment – comfortable, walkable, shaded, lighting
3. More shade trees and landscaping
4. Outdoor seating and dining

Question: Currently there are many things to build on in downtown. What top three are most exciting to you?

1. Bringing more users and momentum into Downtown (e.g. More stores and restaurants, offices and entertainment uses)
2. An opportunity to redesign Farmersville Boulevard (the current roadway is very wide) - widen sidewalks, add bike lane, trees, shade landscaping, seating, etc.)
3. Construction of housing in the downtown (which will bring more people to the area).

What About Environmental Review?

In compliance with CEQA (California Environmental Quality Act) the City has prepared an Initial Environmental Study for the Specific Plan.

The purpose of the Initial Study is to provide City decision-makers (the City Council, Planning Commission, staff, etc.) the general public and affected agencies with the environmental consequences of implementing the Specific Plan. The Initial Study also identifies any mitigation measures that could be utilized to reduce the impact of the Specific Plan on the environment.

In general, environmental impacts of the Specific Plan are expected to be minor and in fact some policies in the plan are intended to reduce environmental impacts (such as placing housing in the downtown, which allows people to walk to destinations instead of driving a car).

Attachment "B": Existing Zoning Standards of the Farmersville R-1 Zone

Zoning Standard	Existing Requirement	Suggested Changes/Comments
<u>Setbacks</u>		
<u>Front Yard</u>	25 feet minimum	20 feet minimum. 15 feet minimum (except for garage portion of house) provided the house includes a useable front porch at least five feet in depth. Garages and carports that open directly to the street must be set back at least 20 feet.
<u>Side Yards</u>		
<u>Interior Side Yard</u> (for single story house)	5 feet, minimum	
<u>Interior side yard</u> (for two-story house)	7-1/2 feet, minimum	5 feet for all interior side yards regardless of height of house.
<u>Corner Lot Street Side Yard</u>	10 feet, minimum	
<u>Distance between buildings on same lot</u>	10 feet, minimum	6 feet, minimum
<u>Rear Yards</u>	10 feet for main dwelling; 0 feet for accessory structures (like garden sheds) shorter than 12 feet	
<u>Building height</u>	25 feet/two stories	
<u>Lot Area and Dimensions</u>		
<u>Lot Size</u>	6,000 square feet, minimum	Add an R-1-7.5 zone with 7,500 s.f. lot size.
<u>Lot Width</u>		
<u>Interior Lots</u>	60 feet	
<u>Corner Lots</u>	70 feet	
<u>Parking</u>	Two covered parking spaces required per primary dwelling. Accessory dwellings are not required to provide parking. For other	

Zoning Standard	Existing Requirement	Suggested Changes/Comments
	uses (such as churches) the requirements of the parking chapter apply	
<u>Fencing</u>	<p><u>Rear and Side Yards:</u> 6 foot high fences allowed in rear and side yards.</p> <p>For <u>street side yards on corner lots</u> 6 foot high fencing must be set back 10 feet from street-side property line.</p> <p><u>Front Yards:</u> 3 foot high fencing allowed except 4 foot high fencing allowed if top one-foot is of open, see-thru material.</p> <p><u>Corner cut off requirements</u></p> <p>At intersection of street and driveway: 3 foot high fencing within 10 foot corner visibility triangle</p> <p>At intersection of street and street: 3 foot high fencing within 20 foot corner visibility triangle</p>	Fencing on the street side of corner lots must be set back at least five feet from the property line (instead of 10 feet).

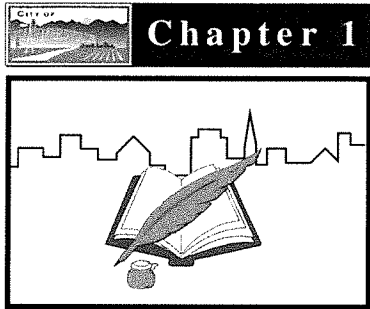
**Attachment “C”: Existing Zoning Standards of the
RM-2.5 Zone (Multi Family Residential)**

Zoning Standard	Existing Requirement	Suggested Changes/Comments
<u>Setbacks</u>		
<u>Front Yard</u>	15 feet minimum	Garages and carports that open directly to the street must be set back at least 20 feet.
<u>Side Yards</u>		
<u>Interior Side Yard</u> (for single story buildings)	5 feet, minimum	
<u>Interior side yard</u> (for two-story buildings)	10 feet, minimum	
<u>Corner Lot Street Side Yard</u>	10 feet, minimum	
<u>Distance between buildings on same lot</u>	10 feet, minimum	
<u>Rear Yards</u>	10 feet for main dwelling; 0 feet for accessory structures (like garden sheds) shorter than 12 feet	
<u>Density</u>	One dwelling per 1,700 square feet of lot area	Change to one dwelling per 1,500 square feet of lot area, to be consistent with other cities.
<u>Building height</u>	30 feet/three stories	Consider 40 feet/three stories
<u>Lot Area and Dimensions</u>		
<u>Lot Size</u>	9,000 square feet, minimum for “apartments” 8,400 square feet, minimum for duplexes Lodges, clubs, schools, clinics, rest homes, nursing and convalescent homes: 10,000 square feet, minimum	For simplicity, just have one minimum lot size, regardless of use
<u>Lot Width</u>		
<u>Interior Lots</u>	60 feet	
<u>Corner Lots</u>	70 feet	

Zoning Standard	Existing Requirement	Suggested Changes/Comments
<u>Parking</u>	For multi family residential:	
<u>Fencing</u>	<p><u>Rear and Side Yards:</u> 6 foot high fences allowed in rear and side yards.</p> <p>For <u>street side yards on corner lots</u> 6 foot high fencing must be set back 10 feet from street-side property line.</p> <p><u>Front Yards:</u> 3 foot high fencing allowed except 4 foot high fencing allowed if top one-foot is of open, see-thru material.</p> <p><u>Corner cut off requirements</u></p> <p>At intersection of street and driveway: 3 foot high fencing within 10 foot corner visibility triangle</p> <p>At intersection of street and street: 3 foot high fencing within 20 foot corner visibility triangle</p>	<p>Fencing on the street side of corner lots must be set back at least five feet from the property line (instead of 10 feet).</p>

Attachment "D"

Draft Completed Zoning Chapters
Farmersville Planning Commission workshop
July 21, 2021



The Zoning Ordinance

Sections

25-1.1 Adoption

25-1.2 Purpose and Objectives

25-1.3 Authority and General Plan Consistency

25-1.4 Components

25-1.5 Application

25-1.1 Adoption

Pursuant to Government Code Section 65000 et. seq., a zoning ordinance is hereby adopted by the City of Farmersville. The Zoning Ordinance, hereinafter referred to as the “Ordinance”, is a document that regulates the use of land in the city limits of Farmersville.

25-1.2 Purpose and Objectives

The Ordinance is enacted to protect and promote the public health, safety and general welfare, and to facilitate the planning of the City of Farmersville in a precise and orderly manner consistent with the Farmersville General Plan. In support of this purpose, the Ordinance is adopted in order to implement the following objectives:

- Provide standards for the orderly development of Farmersville;
- Conserve natural resources;
- Maintain and protect the value of property;
- Ensure the provision of adequate open space for light, air, and recreation;
- Promote the economic stability of existing land uses that conform to the General Plan and protect them from intrusions by inharmonious or harmful land uses;

Farmersville Zoning Ordinance Chapter 1: The Zoning Ordinance

- Permit the development of residential, office, commercial and industrial land uses in accordance with the general plan in order to strengthen Farmersville's economic base;
- Protect the character of Farmersville's downtown and its residential neighborhoods;
- Provide the private sector with a document upon which it can base investment decisions;
- Inform the public where certain types of development will occur in the community as well as the development standards to which they will develop;
- Coordinate with the County of Tulare with regards to the use of land within Farmersville's General Plan planning area, and the standards to which development will conform if it occurs outside the city limits.

25-1.3 Authority and General Plan Consistency

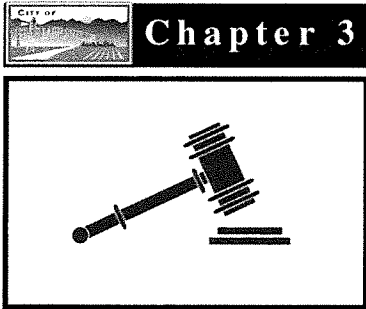
This Ordinance, consistent with Government Code Section 65860, is the primary document by which the City of Farmersville implements the goals, policies and actions of the Farmersville General Plan.

25-1.4 Components

The Zoning Ordinance shall be composed of zoning and planning regulations and the Official Zoning Map, hereinafter referred to as the "Zoning Map". The zoning and planning regulations will control the use of land, the density (units per acre or person per acre) and intensity (floor area per acre) of development, the uses and locations of structures, the height and size of structures, the yard areas around structures, and development standards for land uses. The Zoning Map will delineate the location of zone districts inside the Farmersville city limits.

25-1.5 Application

This Ordinance shall apply to all property inside the Farmersville city limits whether owned by private persons or by public entities, including the federal government, the State of California or any of its agencies or political subdivisions; by school districts or special districts, by any city or county, or by any authority or district organized under the laws of the State. Lands that are exempt from these regulations are: public streets and alleys, and railroad rights-of-way.



Administration

Sections

- 25-3.1 Authority**
- 25-3.2 City Council**
- 25-3.3 Planning Commission**
- 25-3.4 Planning Director**
- 25-3.5 Head Building Official**
- 25-3.6 City Engineer**

25-3.1 Authority

This Ordinance is the primary tool for implementing the goals, policies and action programs of the Farmersville General Plan, the Farmersville Subdivision Ordinance and any planned unit developments, specific plans or master plans. The authority to execute this Ordinance shall be vested with the City Council, Planning Commission and other named city officials and public bodies.

25-3.2 City Council

The Farmersville City Council shall be the final authority on zoning ordinance amendments, appeals, general plan and specific plans and their amendments, development agreements, and other permit procedures that may be included in or added to this Ordinance.

The City Council shall also be responsible for appointing persons to the Planning Commission and other decision-making bodies that may be named in this Ordinance.

25-3.3 Planning Commission

The Farmersville Planning Commission shall be the final authority on Conditional Use Permits, Site Plan Review, Classification of Uses, and other permits that may be included in or added to this Ordinance. In addition, the Commission shall provide recommendations to the City Council by means of a resolution that details findings on zoning ordinance amendments, general and specific plans and amendments thereto, development agreements and other permit procedures that may be added to the Ordinance.

25-3.4 Planning Director

The Planning Director, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Ordinance. Further, the Planning Director shall be the final authority on minor deviations and administrative planning permits. Other duties of the Director shall include preparation of reports, resolutions and ordinances that come before the Planning Commission and City Council.

25-3.5 Chief Building Official

The Chief Building Official, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Uniform Building Code. Other duties of the Building Official shall include enforcement of specified provisions of this Ordinance, securing Ordinance clearance prior to issuing a building permit, notification of persons who are in violation of specified provisions of this Ordinance and other responsibilities that may be included in or added to this Ordinance.

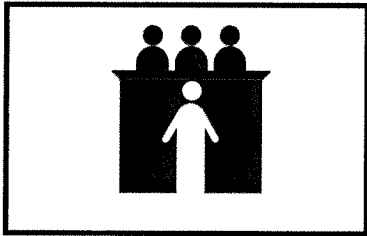
25-3.6 City Engineer

The City Engineer, or assigned representative, shall be the authority on the interpretation, administration and enforcement of the Subdivision Ordinance, the City of Farmersville Improvement Standards Manual, and other responsibilities that may be included in or added to this Ordinance. Other duties of the City Engineer shall include preparation of reports and recommendations on all engineering matters that come before the Planning Commission and City Council, and notification of persons who are in violation of specified provisions of this Ordinance.



Chapter 5

Public Hearings



Sections

25-5.1 Notice Requirements

25-5.2 Contents

25-5.3 Failure to Receive Notice

25-5.4 Continuation

25-5.1 Notice Requirements

Where this Ordinance requires a public hearing notice, notice shall be given in all of the following ways:

- a. A public hearing notice shall be published in a newspaper of general circulation not less than 10 days prior to said hearing. If there is no such paper of general circulation, the public hearing notice shall be posted at least 10 days prior to the hearing in at least three public places within the City of Farmersville.
- b. A notice shall be mailed or delivered not less than 10 days prior to the hearing to the owner of the subject property or the owner's authorized agent, the project applicant, and to owners of properties within 300 feet of the subject property as shown on the latest equalized tax assessment role. If the number of properties exceeds 1,000, the City of Farmersville, in lieu of a notice that is mailed or delivered, may provide a notice by placing a display notice of at least one-eighth page in at least one newspaper of general circulation at least 10 days prior to the meeting.
- c. A public hearing notice shall be posted at least 10 days prior to the hearing in at least three public places within the City of Farmersville.

25-5.2 Contents

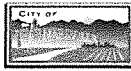
The public hearing notice, whether published in a newspaper of general circulation or posted at a public place within the City, shall include the following information: date, time and place of the public hearing; the hearing body or officer that will consider the public hearing item; and a general description of the project and its location.

25-5.3 Failure to Receive Notice

Failure of any person or entity to receive a public hearing notice shall not invalidate any proceedings or applications authorized by this Ordinance.

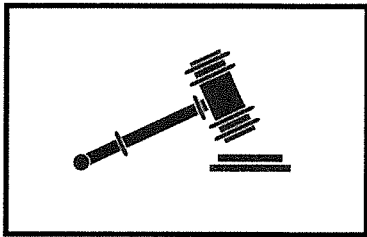
25-5.4 Continuation

Any public hearing conducted under this Ordinance may be continued. The Commission or Council shall announce the time and place to which the hearing is to be continued. No further public hearing notice shall be required.



Chapter 6

Appeals



Sections

25-6.1 Who May Appeal

25-6.2 Appeal Requirements

25-6.3 Effect of Appeal

25-6.4 Public Notice and Hearing

25-6.5 Decision on Appeal

25-6.6 Appeals by the Planning Director

25-6.7 New Appeal

25-6.8 Reconsideration

25-6.1 Who May Appeal

Any person dissatisfied with a decision of the Planning Director or Planning Commission on a planning application may appeal the decision. The decision of the Planning Director can be appealed to the Planning Commission, and the Planning Commission's decision to the City Council, unless otherwise not allowed by this Ordinance.

25-6.2 Appeal Requirements

An appeal of a decision by the Planning Director or Planning Commission shall be completed by filing a letter with the City Clerk no later than 10 days after the day on which the decision was made. The appeal shall state the name of the person appealing the decision, the decision that is being appealed and the reasons for the appeal, including an error, abuse or discretion or a decision that is not supported by the findings in the record.

25-6.3 Effect of Appeal

The filing of an appeal shall have the effect of staying the issuance of any permit or procedure until such time as the matter on appeal is resolved.

25-6.4 Public Notice and Hearing

Upon receipt of an appeal by the City Clerk, a public hearing shall be held within 45 days of the receipt of the appeal. The public hearing notice for the appeal shall comply with the notice requirements detailed in Section 25-5 (Public Hearings).

25-6.5 Decision on Appeal

The Planning Commission or City Council shall hold a public hearing on the matter that is under appeal. The appellate body shall affirm, modify or reverse the decision under appeal. At the discretion of the appellate body, the public hearing may be continued.

25-6.6 Appeals by the Planning Director

The Planning Director may appeal a decision of the Planning Commission to the City Council if the Director finds that:

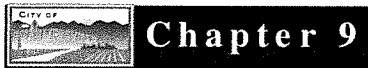
- a. The action of the Planning Commission constitutes new policies for the City.
- b. The action is contrary to established City policy.
- c. The action will have a significant fiscal impact on the City.
- d. The action is not in compliance with City zoning or subdivision ordinances.
- e. The action is inconsistent with the Farmersville General Plan.

25-6.7 New Appeal

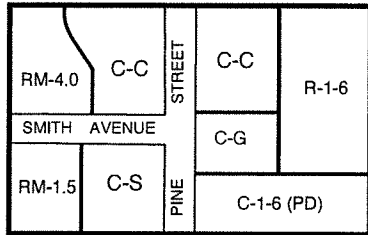
When an appeal has been denied by an appellate body, no new application for the same or substantially same application shall be filed with the City for 12 months following the final decision on the appeal.

25-6.8 Reconsideration

If the appellate body determines that more complete information or additional facts on the matter previously appealed become evident, the affected party may request reconsideration of the appeal. All costs associated with the reconsideration shall be borne by the applicant. A new public hearing notice will be processed consistent with Section 25-5 (Public Hearings).



Zoning Districts



Sections

25-9.1 Purpose

25-9.2 Definition

25-9.3 Districts

25-9.4 Combining Districts

25-9.5 Official Zoning Map

25-9.6 District Boundaries

25-9.7 District Regulations

25-9.8 Effect of Annexation, Vacation or Abandonment on District Boundaries

25-9.9 Effect on Other Regulations

25-9.1 Purpose

Pursuant to Government Code Section 65800 et. seq., the State of California grants to the City of Farmersville the power to apply zoning to lands within its city limits. The purpose of zoning is to protect the public health, safety and general welfare. The constitutionality of zoning has been upheld by the United States Supreme Court since 1926, *Euclid v. Amber Realty Company* (272 US 365).

25-9.2 Definition

Zoning is the division of a city into districts, and the regulation within those districts of the height, appearance and bulk of buildings and structures; the area of a lot that may be occupied and the size of required open spaces; the density and intensity of development; and the use of buildings and land for commercial, agricultural, industrial, residential and other purposes.

25-9.3 Districts

Districts are areas within the City of Farmersville within which certain zoning regulations apply. The districts hereby established and into which the City is divided are as follows:

<u>District Symbol</u>	<u>Zone District</u>
U-R	Urban Reserve
O-S	Open Space
P-QP	Public/Quasi Public
RA	Rural Residential
R-1-6	Single Family Residential, minimum lot size of 6,000 square feet
R-1-7.5	Single Family Residential, minimum lot size of 7,500 square feet
RM-1.5	Medium-High Density Multiple Family Residential
RM-4.0	Low Density Multiple Family Residential
C-C	Central Commercial
C-G	General Commercial
C-S	Service Commercial
C-H	Highway Commercial
I	Industrial
I-L	Light Industrial

25-9.4 Overlay Districts

Overlay districts are areas in Farmersville that may require special regulations due to unique locational features, architecture, historical significance, resources or hazards. These districts may be combined with any of the base districts identified in this Chapter. For purposes of identification on the Official Zoning Map for Farmersville, districts that are joined with an overlay district shall be suffixed with the name of the overlay district. As an example, the zoning for an area of Farmersville that is classified central

commercial (C-2) and contains the historic downtown, which demands unique design regulations, would read as C-2 (PD), Central Commercial, Planned Development District. Farmersville overlay districts are as follows:

PD **Planned Development**

25-9.5 Official Zoning Map

The zoning boundaries of the aforementioned districts and overlay districts shall be shown on the Official Zoning Map of Farmersville. The Official Zoning Map shall be a part of this Ordinance and shall remain on file with the Farmersville Planning and Building Department.

The Farmersville Planning and Building Department shall be responsible for amending the Official Zoning Map when land is annexed into the city or when property is reclassified from one zone to another.

25-9.6 District Boundaries

Where uncertainty exists as to the boundary of any district shown on the Zoning Map, the following rules shall apply.

- a. District boundaries shall coincide with either streets, alleys, property lines or railroad rights-of-way unless otherwise shown on the Zoning Map.
- b. Where doubt exists as to the location of a district boundary within a block, the boundary line shall be the nearest interior lot line existing at the effective date of this Ordinance.

25-9.7 District Regulations

Except as provided for in this Ordinance, no structure or part thereof shall be erected, altered or enlarged, nor shall any site or structure be used in a manner other than is included among the uses hereinafter listed as permitted or conditionally permitted in the district in which the structure or site is located. In addition, no structure or part thereof shall be erected, reconstructed, enlarged or moved into any district that exceeds the development standards for the district in which the structure is located.

25-9.8 Effect of Annexation, Vacation or Abandonment on District Boundaries

Where property is annexed into Farmersville or where property is vacated or abandoned, the following zoning rules shall apply:

- a. Farmersville may pre-zone unincorporated territory adjoining the city for the purpose of determining the zoning that will apply to such territory in the event of annexation. Zoning of the subject territory will be conducted consistent with Section 25-49 Zoning Ordinance Amendments and will become effective when annexation has been completed.
- b. Unless pre-zoned, all property annexed into the City shall be classified to the Urban Reserve (UR) district.
- c. All property that lacks zoning because property has been vacated or abandoned shall be zoned to the centerline of the subject property consistent with the zoning on the adjoining property.

25-9.9 Effect on Other Regulations

Where more restrictive standards, use regulations or rules are established by any other applicable statutes, ordinances or regulations than is established by this Ordinance, the provisions of such statutes, ordinances or regulations shall govern.